

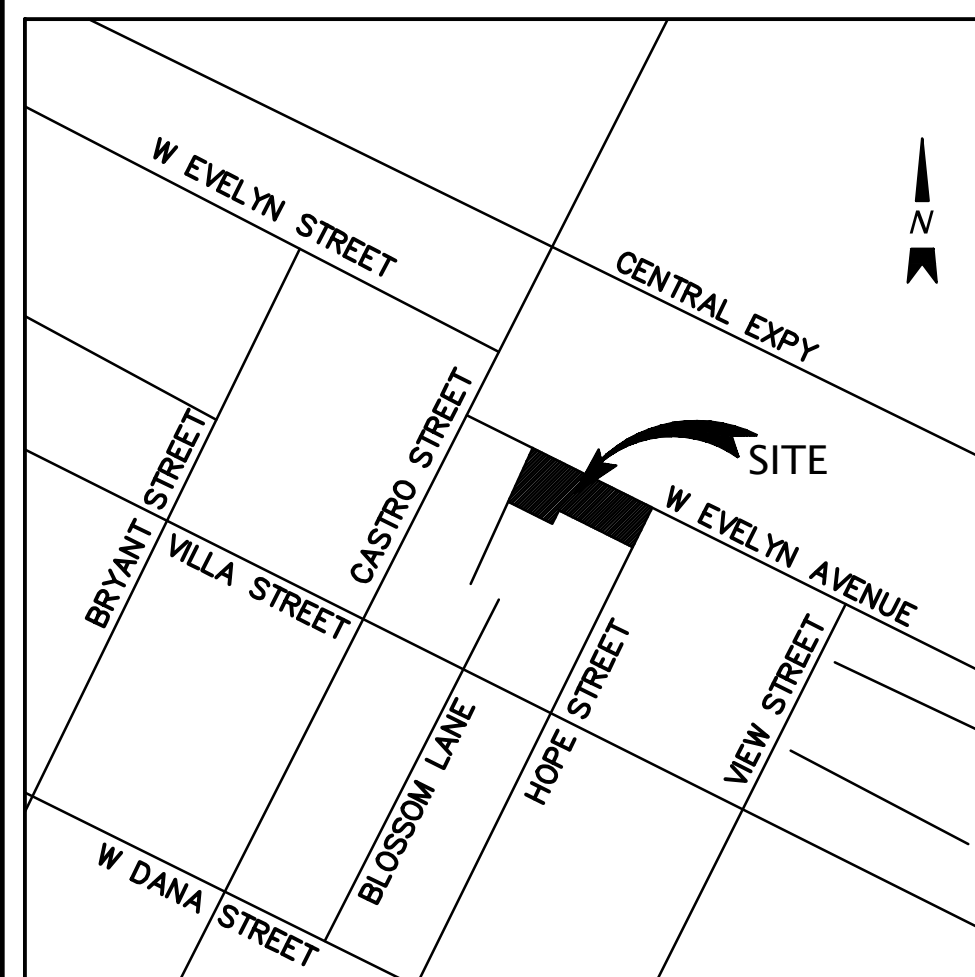
PRELIMINARY PARCEL MAP

FOR A ONE LOT SUBDIVISION
CITY OF MOUNTAIN VIEW
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
SEPTEMBER, 2022

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 Phone (408) 727-6665
Santa Clara, California 95054 Fax (408) 727-5641
www.kierwright.com

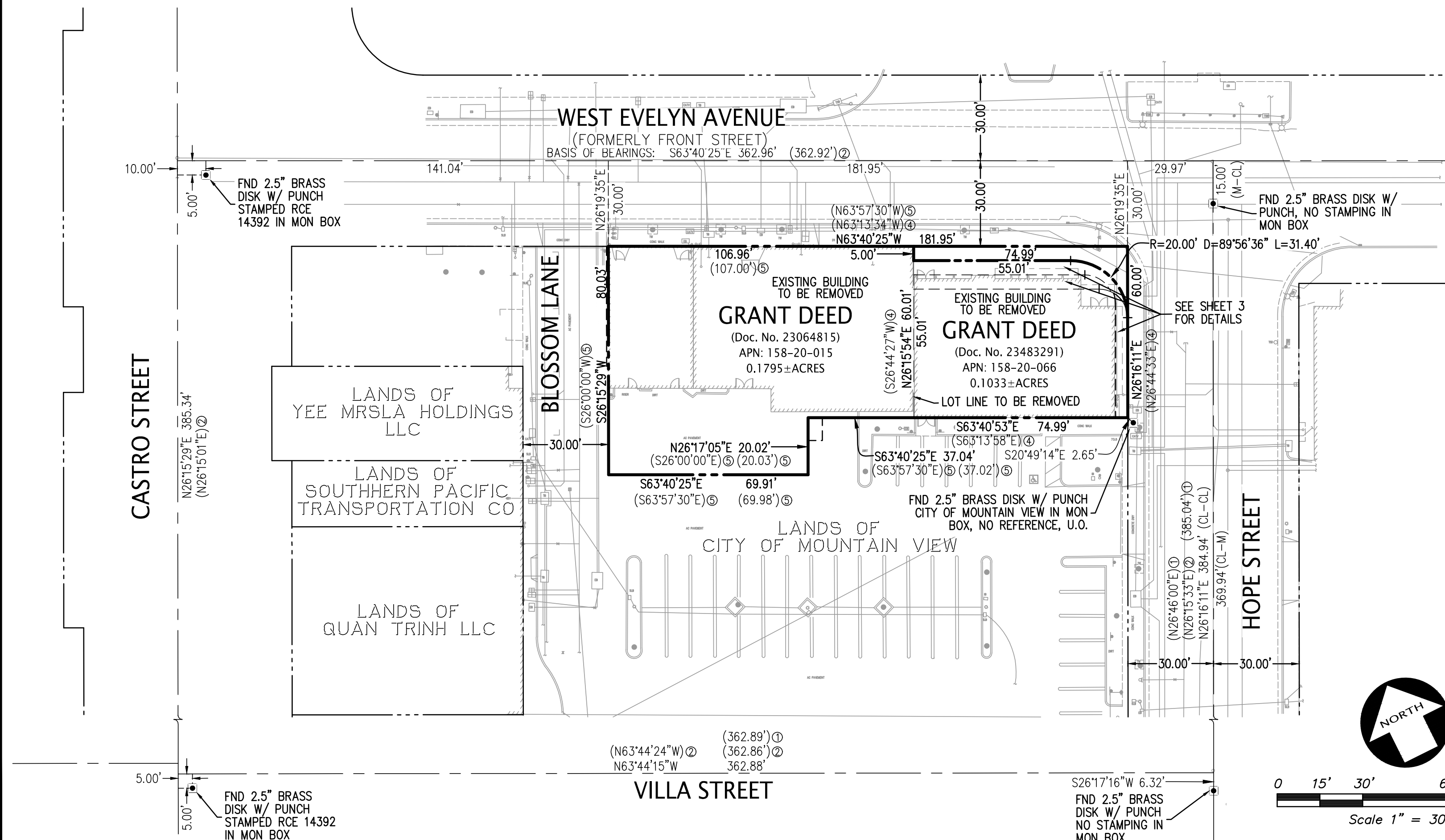
NOTES

- OWNERS:
MARWOOD MV MANAGER
C/O MARWOOD COMPANY
333 W. SANTA CLARA STREET, STE 805
SAN JOSE, CA 95113
- SUBDIVIDER & MAP PREPARED BY:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CALIFORNIA 95054
(408) 727-6665
ATTN: RYAN M. AMAYA, PLS 8134
- A.P.N.: 158-20-015 AND 158-20-066
- EXISTING ZONING: "P(19)"; DOWNTOWN PRECISE PLAN
- EXISTING USE: OFFICE/RETAIL
- PROPOSED USE: OFFICE/RETAIL
- GENERAL PLAN LAND USE: COMMERCIAL
- PROPOSED NUMBER OF PARCELS: 1
- GROSS AREA = 12,318±SQ.FT. OR 0.2828±ACRES
NET AREA = 11,322±SQ.FT. OR 0.2599±ACRES
- NO NEW PUBLIC STREET NAMES INVOLVED.
- ALL DISTANCES, AREAS & LOT DIMENSIONS SHOWN ARE APPROXIMATE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- SANITARY SEWER: CITY OF MOUNTAIN VIEW
- STORM DRAIN: CITY OF MOUNTAIN VIEW
- WATER: CITY OF MOUNTAIN VIEW
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- BASIS OF BEARINGS:
THE BEARING OF SOUTH 63°40'25" EAST TAKEN ON THE CENTERLINE OF EVELYN AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON SEPTEMBER 2, 2003 IN BOOK 763 OF MAPS AT PAGE 28-29, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- BENCHMARK:
CITY OF MOUNTAIN VIEW BM IV-49; WEST EVELYN AVENUE AT CASTRO STREET, BRONZE DISK, ON TOP OF CURB, AT WEST END OF THE NORTHWEST RETURN OF WEST EVELYN AVENUE.
ELEVATION: 71.745 FEET (DATUM) NAVD 1988
- FLOOD ZONE NOTE:
THIS SITE IS IN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP COMMUNITY NO. 060347 0039 H DATED MAY 18, 2009.
- SEISMIC HAZARD ZONE:
THIS SITE IS IN A SEISMIC HAZARD ZONE (LIQUEFACTION) PER THE STATE OF CALIFORNIA SEISMIC HAZARD ZONE MAP, MOUNTAIN VIEW QUADRANGLE OFFICIAL MAP RELEASED OCTOBER 18, 2006.
AREAS WHERE HISTORICAL OCCURRENCE OF LIQUEFACTION, OR LOCAL GEOLOGICAL, GEOTECHNICAL AND GROUND-WATER CONDITIONS INDICATE A POTENTIAL FOR PERMANENT GROUND DISPLACEMENTS SUCH THAT MITIGATION AS DEFINED IN PUBLIC RESOURCE CODE SECTION 2693(C) WOULD BE REQUIRED.
- EASEMENT NOTE:
THIS PROPERTY IS SUBJECT TO ENCROACHMENT AGREEMENTS FOR TEMPORARY EARTH RETENTION SYSTEMS RECORDED ON FEBRUARY 26, 2016 UNDER DOCUMENTS NO. 23913294 AND 23913295, SANTA CLARA COUNTY OFFICIAL RECORDS. THE ENCROACHMENTS ARE FOR A TEMPORARY TIE-BACK SYSTEM FOR THE FUTURE DEVELOPMENT BY THE CITY OF MOUNTAIN VIEW OF A PARKING GARAGE ON ADJACENT PROPERTY. THE LOCATION OF SAID ENCROACHMENT AREAS ARE NOT DEFINED IN SAID DOCUMENTS AND ARE THEREFORE UNPLOTTABLE



VICINITY MAP

NOT TO SCALE



LEGEND

---	PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	NEW RIGHT OF WAY LINE
---	ADJACENT LOT LINE
---	TIE LINE
---	EASEMENT LINE
---	MONUMENT/MONUMENT LINE
---	LOT LINE TO BE REMOVED
---	CENTERLINE

ABBREVIATIONS

(CL-CL)	CENTERLINE TO CENTERLINE
(CL-M)	CENTERLINE TO MONUMENT
DOC.	DOCUMENT
FND	FOUND
(M-CL)	MONUMENT TO CENTERLINE
NO.	NUMBER
O.R.	OFFICIAL RECORD
SF	SQUARE FEET
U.O.	UNKNOWN ORIGIN
W/	WITH

REFERENCE

①	PARCEL MAP	(459 M 50)
②	RECORD OF SURVEY	(627 M 35-37)
③	PARCEL MAP	(763 M 28-29)
④	GRANT DEED	(Doc. No. 23483291)
⑤	GRANT DEED	(Doc. No. 23064815)

DATE _____

PREPARED BY OR UNDER THE SUPERVISION OF
RYAN M. AMAYA L.S. 8134



EXISTING CONDITIONS

JOB NO.: A15103-5

SHEET 1 OF 3

PRELIMINARY PARCEL MAP
 FOR A ONE LOT SUBDIVISION
 CITY OF MOUNTAIN VIEW
 COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
 SEPTEMBER, 2022

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 3350 Scott Boulevard, Building 22 Phone (408) 727-6665
 Santa Clara, California 95054 Fax (408) 727-5641
 www.kierwright.com

LEGEND

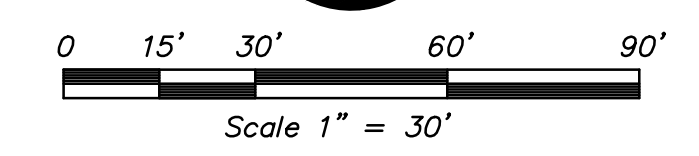
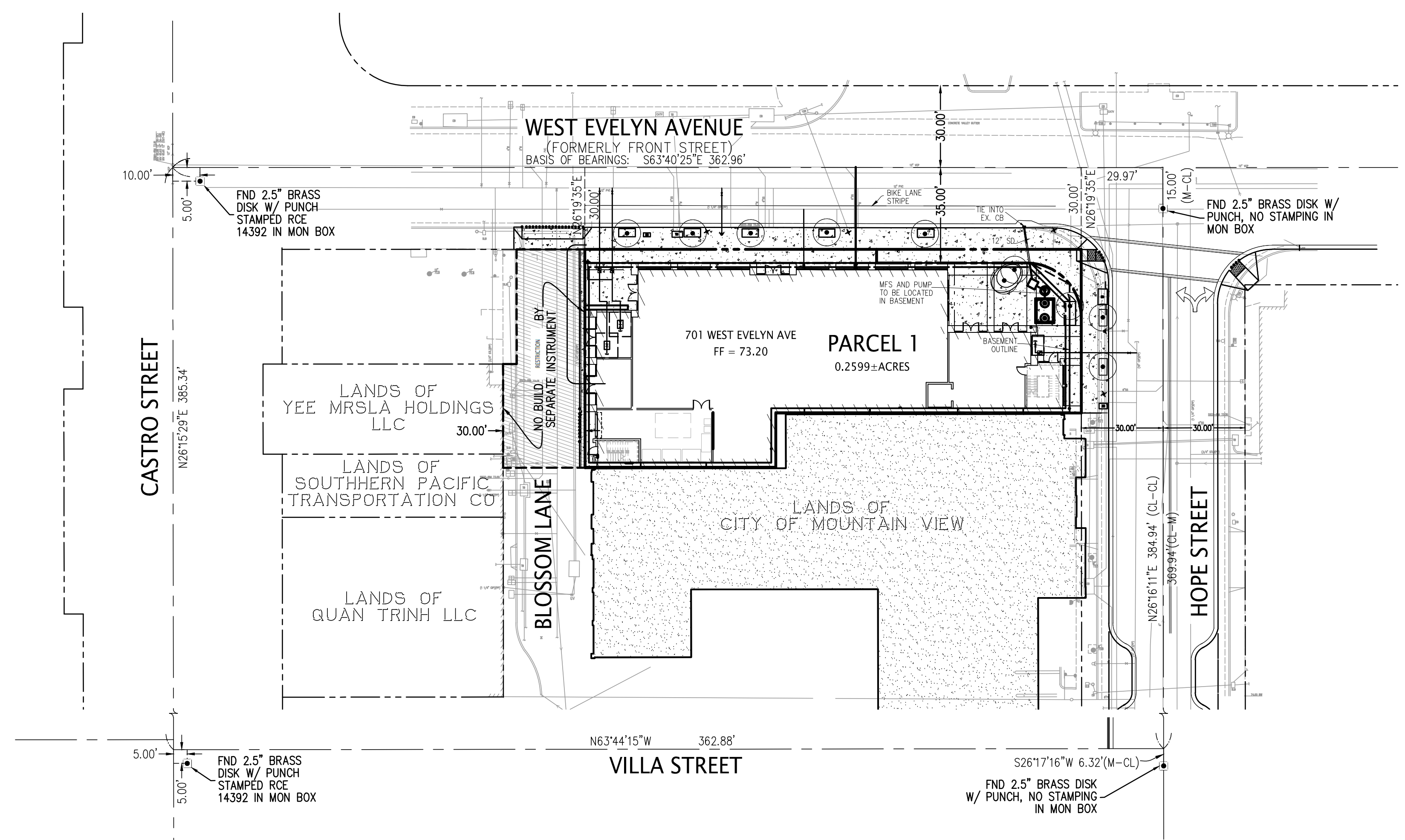
	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	NEW RIGHT OF WAY LINE
	ADJACENT LOT LINE
	TIE LINE
	EASEMENT LINE
	MONUMENT/MONUMENT LINE
	LOT LINE TO BE REMOVED
	CENTERLINE
	UNDERGROUND GARAGE OUTLINE
	PROPOSED STORM DRAIN LINE
	MEDIA FILTRATION STRUCTURE

ABBREVIATIONS

(CL-CL)	CENTERLINE TO CENTERLINE
(CL-M)	CENTERLINE TO MONUMENT
DOC.	DOCUMENT
FND	FOUND
(M-CL)	MONUMENT TO CENTERLINE
NO.	NUMBER
O.R.	OFFICIAL RECORD
SF	SQUARE FEET
W/	WITH

REFERENCE

①	PARCEL MAP	(459 M 50)
②	RECORD OF SURVEY	(627 M 35-37)
③	PARCEL MAP	(763 M 28-29)
④	GRANT DEED	(Doc. No. 23483291)
⑤	GRANT DEED	(Doc. No. 23064815)



PROPOSED CONDITIONS

JOB NO.: A15103-5 SHEET 2 OF 3

LEGEND

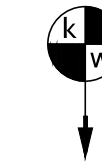
	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	NEW RIGHT OF WAY LINE
	ADJACENT LOT LINE
	TIE LINE
	EASEMENT LINE
	MONUMENT/MONUMENT LINE
	LOT LINE TO BE REMOVED
	CENTERLINE

ABBREVIATIONS

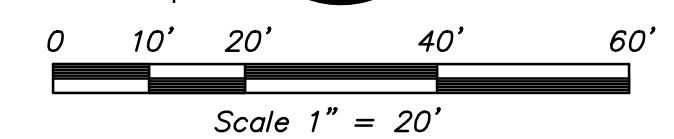
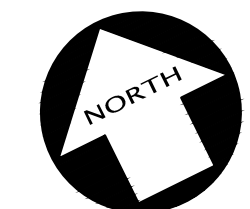
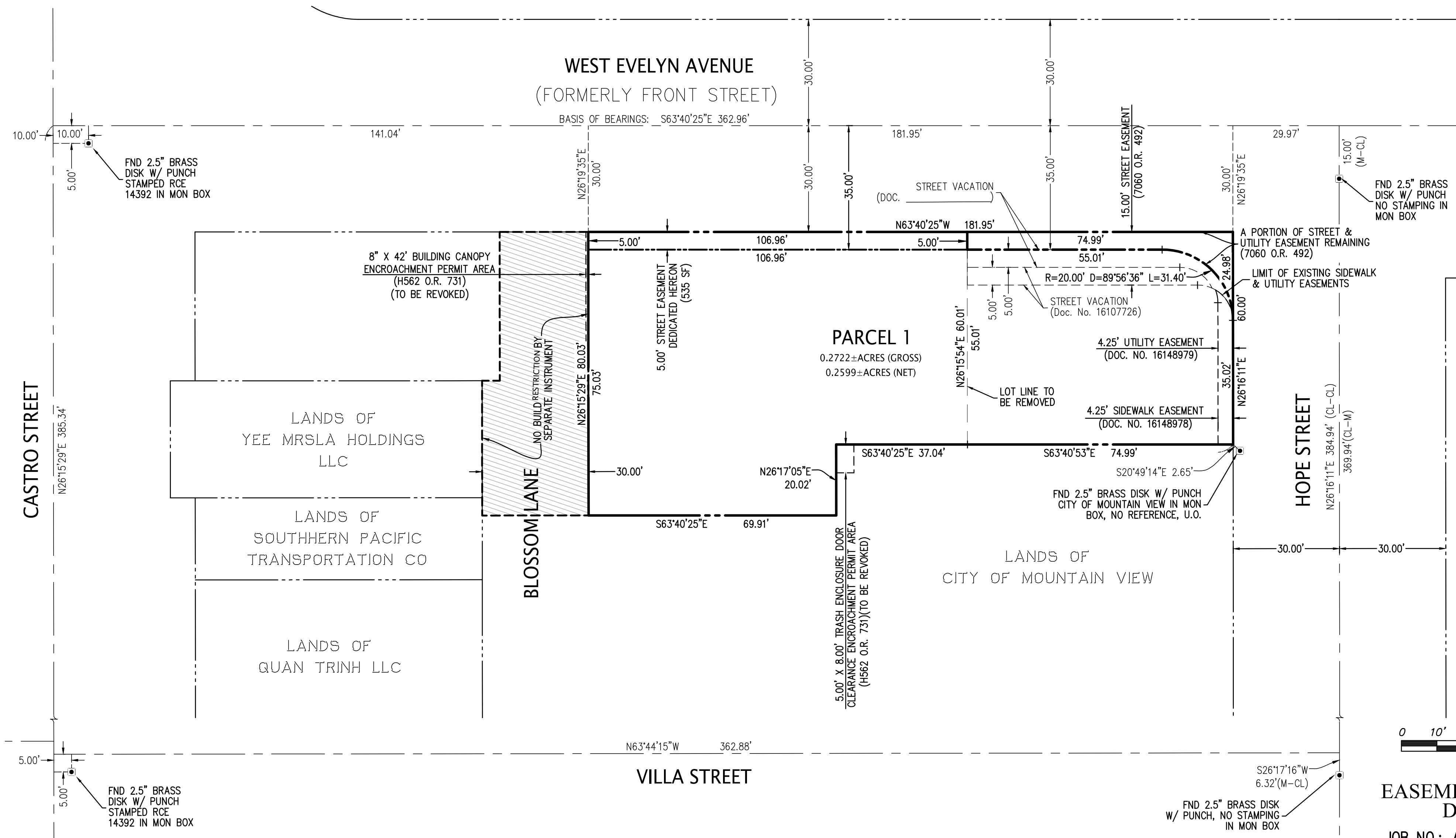
(CL-CL)	CENTERLINE TO CENTERLINE
(CL-M)	CENTERLINE TO MONUMENT
DOC.	DOCUMENT
FND	FOUND
(M-CL)	MONUMENT TO CENTERLINE
NO.	NUMBER
O.R.	OFFICIAL RECORD
SF	SQUARE FEET
U.O.	UNKNOWN ORIGIN
W/	WITH

PRELIMINARY PARCEL MAP

FOR A ONE LOT SUBDIVISION
CITY OF MOUNTAIN VIEW
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA
SEPTEMBER, 2022



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 Santa Clara, California 95054
Phone (408) 727-6665 Fax (408) 727-5641
www.kierwright.com



**EASEMENTS & BOUNDARY
DETAIL SHEET**

JOB NO.: A15103-5 SHEET 3 OF 3